

# 87 Woodville Street, Drysdale, Vic 3222

## House For Sale

Thursday, 21 December 2023

87 Woodville Street, Drysdale, Vic 3222

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1058 m2**

**Type: House**



Lee Martin

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**\$1,250,000-\$1,350,000**

The Feel: Setting a new benchmark for family living and entertaining in a tranquil Drysdale pocket, this as-new Hamptons-inspired residence makes an immediate and lasting impression – both indoors and out. Spanning over a magnificent 1059sqm (approx.) parcel of land, the focus here is firmly on lifestyle and leisure as a 5-bedroom floorplan is paired with multiple living areas, as well as resort style alfresco spaces that afford sun-drenched poolside relaxation, the opportunity for grand-scale entertaining, or even a casual game of basketball. There is garaging for multiple vehicles via 2 street entries, all wrapped up in this outstanding 6-star energy rated home, complete with 6kW of solar.

The Facts: -An outstanding 5-bedroom haven, perfect for the discerning family who likes to live large-Privately set on an expansive 1059sqm (approx.) block with preferred north-to-rear orientation-No detail has been overlooked in creating a home which delivers on elegance, family comfort, and sophisticated entertaining-Immediately impressive with a contemporary façade set behind landscaped entry-Deceptively spacious, a single level floorplan offers a choice of living areas plus privately zoned accommodation-The vibrant heart of the home is an expansive open plan living, kitchen and dining space, effortlessly transitioning to an alfresco entertaining area-Cater to a crowd from the immaculate kitchen featuring extensive stone benchtops and breakfast bar, walk-in pantry, and abundant storage & preparation space-A full complement of s/s appliances includes 900mm oven & dishwasher-Sitting room provides a private space for when you want to retreat from the action-Outstanding north-facing undercover entertaining that's perfect for hosting small- or large-scale soirees-Adjoining enclosed space with wood burning fire provides overflow living that's ideal for older children or brilliant 'man cave'-The young and the young at heart will also appreciate the impressive lifestyle surrounds including swimming pool & basketball court-Mineral pool is equipped with solar heating + electric heat pump-When it's time to unwind, the master bedroom is a peaceful setting complete with WIR & pristine ensuite-Four additional bedrooms with BIRs are housed in their own wing, alongside the family bathroom-A powder room is convenient to both internal living zones-Automatic DLUG with internal access-A separate gated driveway accesses an additional freestanding SLUG-Adjoining is a fully insulated space with its own WC & split system – ideal for use as a gym, studio, or overflow accommodation-Quality inclusions: ducted heating, evaporative cooling, ceiling fans to all bedrooms, 6kW of solar energy, stone benchtops to all wet areas, large internal laundry-This outstanding family offering is complemented by a superb position in the heart of the Drysdale township-Walking distance to supermarkets, cafes, shopping & an array of everyday amenities-Minutes from quality primary & secondary schools, and nearby to sporting & leisure facilities-Easy access to bayside and ocean beaches, wineries, and all the offerings of the Bellarine

The Owner Loves...“It's the outdoor living and entertaining which really sets this house apart from the rest. There are plentiful places for everyone to enjoy. We have hosted everything from baby showers to Christmas parties and, even with 60 people here, it never seems crowded.”\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.